

ORDINANCE NO. 02-2002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING THE ZONING ESTABLISHED BY ORDINANCE NO. SZC 99-0038 (THE CALVINE ROAD / HIGHWAY 99 SPECIAL PLANNING AREA ORDINANCE) FOR ASSESSOR PARCEL NUMBER 115-0150-007, FOR A TENTATIVE SUBDIVISION KNOWN AS SHELDON PARK (EG-00-042)

The City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the zoning established by Ordinance No. SZC 99-0038 (the Calvine Road / Highway 99 Special Planning Area Ordinance) for Assessor Parcel Number 115-0150-007, as follows:

1. Add Section 508-204(C)(6) as shown below.

Low Density Residential Area C: Permitted uses in the Low Density Residential Area C as shown in Section 508-212.2 allow a density of 4.5 dwelling units per acre. The "minimum average density" or "minimum number of units" are not applicable to this area.

2. Amend Section 508-210 as shown below, with additions shown in underline.

PERFORMANCE STANDARDS. The following Performance Standards must be met prior to the issuance of a building permit. Specific conditions related to the land use design and integration are included below. The section is applicable to all areas of the SPA except the Low Density Residential Area B, the Low Density Residential Area C, and Southern Commercial Core (Lot F of the approved tentative subdivision map, Control No. 97-RZB-ZOB-SDP-0251). Refer to Section 508-210.5 for the Performance Standards applicable to these areas. In addition, this section is not applicable to the General Commercial Area shown on Section 508-212.2 (Permitted Use Area) and Section 508-212.3 (Land Use Plan). Refer to Section 508-210.6 for the Performance Standards applicable to the General Commercial Area.

3. Revise §508-212.2, §508-212.3, and §508-212.4 of Ordinance No. SZC 99-0038, as shown by the amended zoning designations on Exhibit A.

Section 2: Findings

1. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration/MMRP has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project

and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

2. Finding: The proposed rezone is consistent with several of the SPA's stated objectives.

Evidence: The proposed project is consistent with several of the SPA's stated objectives regarding diversity in housing stock, integration with surrounding development, and promotion of pedestrian circulation.

Section 3: Action

The City Council hereby amends Ordinance No. SZC 99-0038 (the Calvine Road / Highway 99 Special Planning Area Ordinance) for Assessor Parcel Number 115-0150-007, as described above and as shown on the attached exhibit.

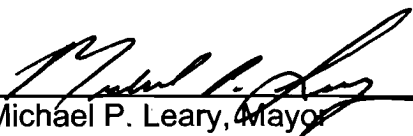
Section 4: Severability

If any such provision or section of this Ordinance is determined to be unenforceable, invalid, or unlawful, such determination shall not affect the enforceability of the remaining provisions of this Ordinance.

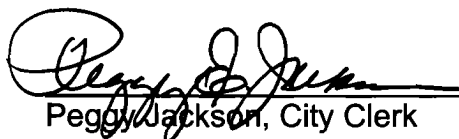
Section 5: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).


PASSED AND ADOPTED by the City Council of the City of Elk Grove this 6th day of February, 2002.


Michael P. Leary, Mayor

ATTEST:


Peggy Jackson, City Clerk

APPROVED AS TO FORM:


Anthony Manzanetti, City Attorney

AYES: Leary, Scherman, Soares,
Cooper, Briggs

NOES: None

ABSTAIN: None

ABSENT: None

Exhibit A - Section 508-212.2

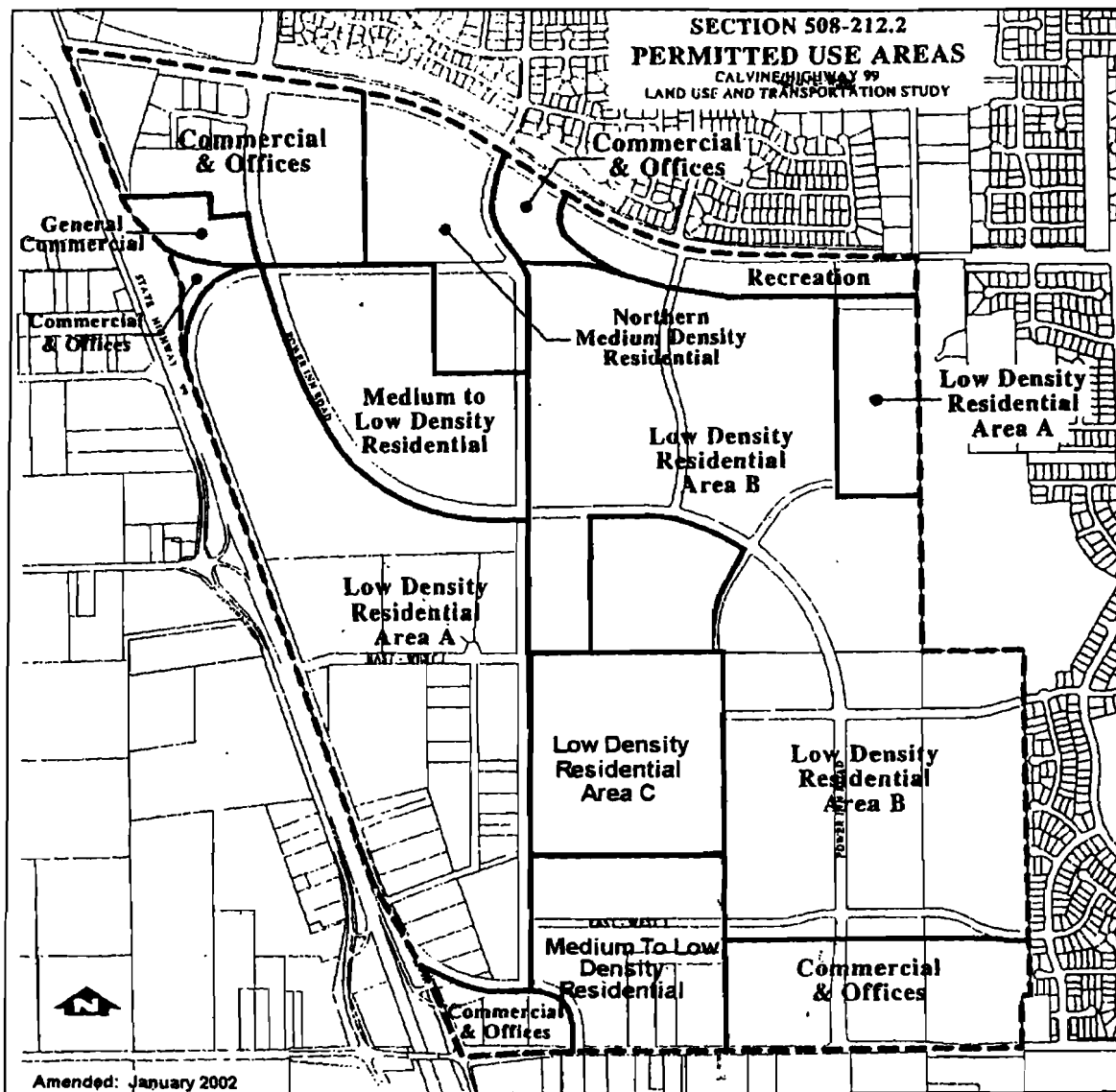


Exhibit A - Section 508-212.3

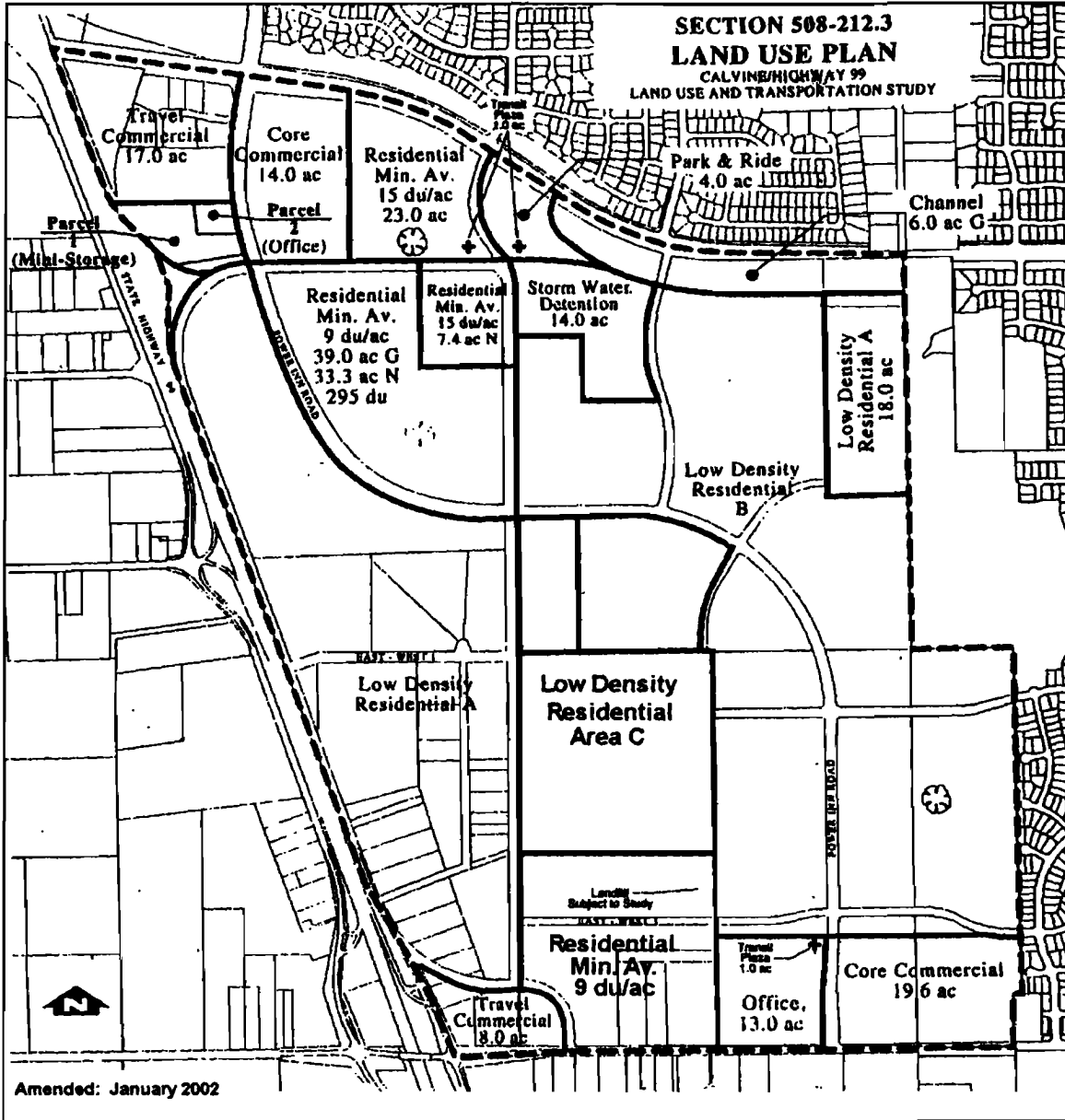


Exhibit A – Section 508-212.4

